



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, September 17, 2013 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Mike Chambers, Kristin Haar, Bill Bohan.

Absent: Council Liaison Mat Tapper, Steve Valline, Steve Reneker,

## **I. GENERAL AGENDA ITEMS**

### **I. APPROVAL OF THE AGENDA**

Motion by Haar, Second by Chambers to approve the agenda.

Roll call: Ayes-3; Nays-0 Motion passes: 3 -0

### **II. APPROVAL OF THE MINUTES**

Motion by Haar, Second by Chambers to approve the minutes from the September 3, 2013 meeting

Roll call: Ayes: 3; Nays: 0 Motion passes: 3 – 0

## **II. PUBLIC AGENDA ITEMS**

### **1. Burger King- Site Plan**

Hamza Janjua, Managing Director of SSB Construction, 142 North Hyland Avenue # 1dn, Ames IA addressed the Board on behalf of the owner of the proposed Burger King they would like to build at 2170 E. 1<sup>st</sup> Street in front of Wal-Mart. Janjua stated that the City Council had requested a higher percentage of brick and less EFIS (Exterior Insulation Finishing System) to be used on the proposed building elevation than the amount approved at the last Planning & Zoning meeting on September 3<sup>rd</sup>. Janjua stated that the owner was traveling and unable to be at this meeting but had requested to join via teleconferencing. K.L. Mian joined the meeting via teleconference at 5:38. Mian stated that at the Council's request, they had revised the initial plan to do so. Mian stated that previously, the proposal contained about 53% EFIS material. Mian noted that the Verizon building in the same area contained approximately 45% EFIS materials. Mian stated that the new plan for Burger King has reduced its EFIS area to about 20%. Mian stated that due to the short time frame available to produce this new plan, he did wish to have the ability to further modify the material percentages in the future as the project moved forward. City Engineer Gade did not have any further questions or comments.

Motion by Haar, Second by Chambers to approve the Burger King Site Plan per the City letter dated August 28, 2013.

Roll call: Ayes-3; Nays- 0 Motion passes: 3 – 0

### **2. Beaverbrooke West Final Plat 8**

David Bentz, Bishop Engineer, 3501 104<sup>th</sup> Street Des Moines IA 50322 addressed the Board on behalf of Beaverbrooke Development Company. Bentz stated that due to demand, all 129 single family lots had

been developed at the same time rather than phasing the lots in stages as initially discussed. Bentz stated that the pond on the property would be circled with a walking trail and would be given to the City at some point in the future. City Engineer Gade stated that other than the street name change from NW 18<sup>th</sup> Circle to NW Charlotte Court, there were not any material changes to this development since the preliminary plat was approved.

Motion by Chambers, second by Haar to approve the Beaverbrooke West Final Plat 8 per the Fox Engineering letter dated September 16, 2013.

Roll call: Ayes-3 Nays- 0 Motion passes: 3 – 0

**III. PUBLIC FORUM-** None

**IV. ZONING ADMINISTRATOR REPORT**

1. Old Business- City Engineer Gade did not have any additional comments at this time.

2. New Business- None

**V. ADJOURNMENT**

Motion by Chambers, Second by Haar to adjourn the meeting.

Meeting is adjourned at 6:00 pm

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Bill Bohan, Secretary